

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

June 13, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Brady Quinn, City Planner Greg Schindler, Planner David Mann, Assistant City Engineer Shane Greenwood, Staff Engineer Ken Short, Assistant City Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Absent: Commissioner John Ellis

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Woolley opened the meeting and welcomed everyone present. He noted that all of the Commissioners are present except Commissioner John Ellis and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Jolley motioned to approve the City Council Agenda for June 13, 2017. Commissioner Quinn seconded the motion. Vote was unanimous 5-0 in favor; Commissioner Ellis was absent from the vote.

C. Approval of the Minutes from the Meeting held on May 23, 2017

Commissioner Holbrook motioned to approve the May 23, 2017 Planning Commission Meeting Minutes. Commissioner Jolley seconded the motion. Vote was unanimous 5-0 in favor; Commissioner Ellis was absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. There was none. He Closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1 Issue: DAYBREAK QUESTAR SUBDIVISION PRELIMINARY PLAT

Address: 10800 South 6000 West

File No: PLPP201700350

Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Holbrook said so is this simply just for regulating gas in that entire area out there.

Planner Schindler said it will not be the entire area, but they will have regulators for the gas lines.

Commissioner Holbrook said are there any safety issues with these regulators, or is this something they do all the time?

Planner Schindler said they do these all of the time, and there is already one out there in Daybreak.

Commission Jolley said is the access just a dirt road right now?

Planner Schindler said yes it is just dirt, and the road that goes off to the north is the only access at this point.

Gary Langston, South Jordan City (Kennecott Land) – said the timing for Questar to start the regulator station is after they purchase the property from us, then they will start it immediately. The goal is to have it completed by the end of the year. The access is off the dirt road, it comes down through the Daybreak Cottage Park, Bingham Creek, and pops up of the edge of Bingham Creek, and as Planner Schindler mentioned Kennecott uses that road too.

Chairman Woolley opened the Public Hearing to comments. There was none. He Closed the Public Hearing..

A.2 Potential Action Item – (See VI.A.1)

Commissioner Holbrook motioned to approve File No. PLPP201700350 as proposed. Commissioner Quinn seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Ellis was absent from the vote.

**B.1 Issue: DAYBREAK VILLAGE 7 AMENDED
SUBDIVISION AMENDMENT**

Address: 6100 West 11800 South
File No: PLPLA201700289
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed the background information on this item from the staff report.

Gary Langston, South Jordan City (Kennecott Land) – said the intent is still to have an active adult community the only difference is that we will be using a different builder. I really don't have anything more to add, but I am here if you have any other questions for me.

Commissioner Quinn said would this be a mixed use of townhomes and single-family homes like those that we have seen elsewhere?

Mr. Langston said this would be a little simpler than the Garden Park development it will have townhomes, single- family homes, and a little bit bigger single -family homes.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing,

B.2 Potential Action Item – (See VI.B.1)

Commissioner Quinn motioned to approve File No. PLPA201700289 Daybreak Village 7 Amended Subdivision Amendment 6100 W 11800 S. as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Ellis was absent from the vote.

**C.1 Issue: SOUTH JORDAN CITY ANNEX BUILDING AND PLAZA
SITE PLAN & CONDITIONAL USE PERMIT**

Address: 10609 South Redwood Road
File No: PLSPR201700250
Applicant: South Jordan City

Planner David Mann review background information on this item from the staff report.

Assistant City Attorney Steven Schaefermeyer said the staff report states that the application was complete on March 30, 2017, but at that time, the City did not have an affidavit, which is required, but we did receive the affidavit on June 8, 2017.

Commissioner Jolley said what about the reflective pool, was that talked about, or changed at all?

Staff Engineer Ken Short said plan is to have a reflective pool, but we are limited to what we can do with it because it will only have maximum of 2 inches of water. It is designed to be an interactive feature, but not quite a splash pad.

David Garse, GSPC Architects – said currently we show the height of the interactive pool at 18 inches, which is not ADA accessible, but we are not saying this is a true pool, it more of an interactive fountain. There is 93 seats for people to sit on the edge of the pool, another 20-cubed seats, 5 benches, and 17 tables, with four chairs at each table in the main plaza.

Commissioner Holbrook said what is on the south side of the building?

Mr. Garse said the south side of the building is going to be the plaza area, and there will be a common eating area.

Commissioner Quinn said would there will a wall on the north side.

Mr. Garse said there would be a 3ft. wall on the north side.

Commissioner Jolley said what is the hardscape surface going to be out in the plaza area?

Mr. Garse said it is going to all be concrete, but it is just going to have texture to emphasize the entryway, and it will be a grey in color.

Commissioner Quinn said would it have grass or turf:

Mr. Garse said it would be synthetic type of turf.

Commissioner Holbrook said it looks very nice I am impressed.

Chairman Woolley said it was mentioned in the staff report that part of the parking on the east side is going to be fenced and secured from public safety, and as I am looking at the drawing, is it the parking that is closest to the building, and how will the ADA ramp interface with the public?

Staff Engineer Short said the entire east side of the building would not have public access; the ramp on the east side is for employee use.

Commissioner Holbrook said I would like to know what the capacity of this building is, because I know our growth is supposed to double in the next few years, so I would like the assurance that we have considered the growth factor.

Mr. Garse said the square footage is 44,000sq.ft. In addition, I think building will be adequate for the police, courts, and as an Annex building, there will be plenty of room for growth.

Chairman Woolley opened the Public Hearing to comments.

Bonnie Napler, South Jordan City – said I live on the backside of this building in the Arbor Development, and I would like to know what my view is going to look like from my deck. I would also like to know how far the road will be to the new building, and if this is going to affect my property values.

Kalmar Robbins, South Jordan City (Attachment B) – said I own the property in front of this proposed building. The thing that really concerns me is the parking, and the public access to the west. I had heard that this building was going to be a 37,000sq.ft, and now I am hearing that it is going to be 44,000 sq. I would like to know what the parking requirements are for a building that size. I also think you need to look at the parking and how it is being used currently. If there is going to be access from the west we are going to be impacted by that. The parking you currently have in front of the library is our property. When the original City offices were built and the City purchased the property that is south of the library, I know it was their intent to make a Courts, and Public Service building, but you will be building on a restricted parking area that is already in place. I have a letter that I prepared that describes all of my concern, so I will leave it with the City Recorder for the record.

Chairman Woolley closed the Public Hearing.

Chairman Woolley asked Planner Mann to address the parking concerns.

Planner Mann said there is a parking agreement for all of the different property owners in the area. Initially there was a document that the owner of the (The Pie) saw that miss-calculated the amount of required parking for them by about 30, we thought it was 331, but it was actually 361. The number of stalls that will exist once this is completed will be over 400 stalls, which is more than what is required.

Gary Whatcott (City Manager) South Jordan City – said I think what adds to the parking issue is that the parking in the back where most of the people at City Hall park. As you know, this is going to be a Police Building, but as you know most of the police officers are in their cars most of the time. The entire basement of this facility will not have any employees in it. The basement will have the City records, a gymnasium, the police evidence room, as well as processing the evidence. This building will be 44,000sq.ft.but, the entire bottom half of the building will not house any employees on a regular basis, other than the evidence technician. The major component of the parking is for people that are visiting, and showing up for court. The courtroom parking will not be any different from what we are experiencing now. I would also like to address the ramp. The new code requires that we have a separate entrance, and exit in a secured parking lot for the Judge. If we had a handicap Judge that was in a wheel chair, that person would require a ramp, so we have made accommodations for that because we don't know whom we will have as the Judge in the future.

Commissioner Holbrook said in my opinion, I think this looks very thought out. I know this is hard to do and they have pulled it together in a very short time.

Chairman Woolley said one of the things you can feel good about is that this a very beautiful building. If you look at buildings around the Country, this certainly stands up to a lot of them. I think as the plaza is built out it will be a nice look for the City.

Commissioner Quinn said it is no secret that I am not a fan of this architecture. One of the things I would like to point out is that when Planner Mann did the review from the staff report, he stated that the City Code says, "The building style should be cohesive with the existing buildings." I don't know if that is the exact wording in the code, but it is close, and I don't think that is the case with this building. I think this is out of place with the current architecture, because the architecture in the Towne Center is a timeless architecture. I think this is a modern design, and it feels out of place to me.

Commissioner Jolley said the different architecture does set the new police, and court building apart from the current style of the City Hall building, and that would be a benefit.

Chairman Woolley said I was gone when we reviewed the zoning change, but I have had the opportunity to talk to a few of you in the mean-time, as well as the Council, and City staff, so when I saw this in the packet I was a little taken back, and thought this was way too contemporary. I would have thought it would have been just a little more transitional. We do have buildings in River Park that are slightly different, but there is a look, and feel, that is continues through that area. I know there are some time constraints with funding, and some other issues. If we really don't like this, we will need to look at how to move forward, because this is not a legislative item tonight.

Commissioner Holbrook said I think we may not care for the architecture as of yet, but this building has been needed for so long, and if we don't address that issue now it is just going to be later. I think they have put a lot of thought and effort into this, even though don't agree with on some of the architecture, we need this building more than anything.

Chairman Woolley said if you look at the view from the east it is an attractive building, and that is the rear of the building.

Commissioner Holbrook said I think when you put the architecture and all the design of the landscape together; I think you are going to enjoy it more than these cold looking pictures.

Chairman Woolley said the plaza is the key feature of this whole project.

Commissioner Quinn said the plaza is beautiful and I am not denying that, but I will state again, "I don't think the architecture is cohesive with the current architecture." I understand the budget, and time constraints, but if we are going to build a City building that is going to stand for the next 50 plus years, I would like to see it done right.

Commissioner Jolley said if you could see the actual materials they are using, they are very high quality. The pictures that we have here tonight do not show the colors very well, especially the red brick. I think the first level of cohesion between the current building and this one is the brick. This is the exact same brick, you just cannot tell that from the colored pictures. I think the overall contemporary look is new, but it does set it apart from the current building. I think that when it is completed we will appreciate it and it will be a great addition to the City.

Commissioner Holbrook said I think that we need to remember that our personal opinions, are our personal opinions, and we have to think about what is best for the City. I personally feel that this will be a wonderful addition to our City.

C.2 Potential Action Item – (See VI.C.1)

Commissioner Jolley motioned to approve File No. PLSPR201700250 for the construction of a government office building located at 10609 S Redwood Road as presented to the Planning Commission. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-1 Commissioner Quinn voted No; Commissioner Ellis was absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS ****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

**D.1 Issue: TITANS COURT LAND USE AMENDMENT & REZONE
AMENDING THE LAND USE DESIGNATION FROM RURAL TO
LOW DENSITY RESIDENTIAL & REZONE FROM
AGRICULTURAL (A-5) TO RESIDENTIAL (R-2.5)**

Address: 10773 South 2700 West
File No: PLZBA201700392 & PLLUA201700390
Applicant: Danny Gutierrez

Planner David Mann reviewed background information on this item from the staff report.

Commissioner Quinn said who would be responsible for the cost of the wall.

Planner Mann said it would be the developer.

Chairman Woolley opened the Public Hearing to comments.

Kenny Peck, South Jordan Utah – said my dad owns the property to north, and we have talked to the developer about the wall. We have a concern about the open ditch that has been there forever. We know they are going to put a 12-inch pipe in, but we are asking for a 15-inch pipe for the irrigation. I lived in the Martingale Development and they used 12-inch pipe in that location. The 12-inch pipe was blown out of the ground, so they had to come back in and use a 15-inch pipe. I just wanted it to be on record that it is a concern.

Chairman Woolley closed the Public Hearing.

Chairman Woolley said I am sure that staff has looked at the pipe they will be using, but I would like staff to make a note to have it looked at again, and then have a conversation with the applicant.

Commissioner Quinn said I hate to see us lose agricultural property in South Jordan, but I am grateful they are requesting an R-2.5 Zoning for this subdivision, and not something with a higher density.

D.2 Potential Action Item – (See VII.D.1)

Commissioner Quinn said I move based on the staff report and other information presented to the Planning Commission during the Public Hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to approve:

- 1. Resolution R2017-35, amending the land use designation of the subject property from Rural to Low Density; and**
- 2. Ordinance 2017-09-Z, rezoning the subject property from A-5 to R-2.5.**

**Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor;
Commissioner Ellis was absent from the vote.**

VIII. OTHER BUSINESS

None


ADJOURNMENT

Commissioner Jolley motioned to adjourn. Commissioner Holbrook seconded the motion. Motion was unanimous in favor.

The May 23, 2017 Planning Commission meeting adjourned at 7:45 p.m.

Meeting minutes prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the June 13, 2017 Planning Commission minutes, which were approved on June 27, 2017.


South Jordan City Recorder



JUNE 13, 2017

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Bonnie Napier

10668 Foliage Lane

GARY LANGSTON

4700 DAYBREAK PKWY

Melanie Grant

3414 W 11400 S

Dan Grant

3414 W 11400 S.

LARRY OLPHAM

672 Houston S.

Jean Widdison

2662 W. Singletree Ln

Item C.1

6-13-17 Attachment B
PC Mtg

Wilson Kalmar Robbins Trust
Kalmar Robbins, trustee
Lucynthia R. Lines Revocable Trust
3730 Millstream Drive
Salt Lake City, Utah 84109

June 13, 2017

Dear *J. Gordon Council*
City Council:

Normally when you build a building having 37,000 square feet they consider the parking required as part of the planning approval. I have not seen that issue addressed in this situation. If I have been informed correcting that if a developer were developing this building they would be require a minimum of 4 parking places per 1,000 square feet. So an additional 148 stalls would need to be required and if the minimum is 5 parking place per 1,000 square feet would make it 185 stalls. The property to the south of the library was purchased as the future expansion of the public service and courts building and would have the space for that parking. I have been told that no more employees would be added now but when the current City office were built the city had a population of approximately 35,000 and today I have been told the population is approximately 70,000 the city is required to be building the public service and courts building with an expect population growth to 140,000 when South Jordan is build out. Since this public service building is being added to the existing parking that access was taken out by license give to South Jordan to have the current entrance for the library instead of the one that is being considered now.

I look at the West Valley City Courts and offices and parking which is servicing a population 140,000 it would be a taking most of the property which is out front of the purposed public works and courts building to provide the adequate parking for the future growth in South Jordan. I am representing those owners with this concern.

Please way this issue before moving forward.

Sincerely yours,



W. Kalmar Robbins, trustee